

FOUND REBAR WITH ALUMINUM
CAP AT THE NORTH 1/4 CORNER
SECTION 35 TOWNSHIP 1 SOUTH
RANGE 8 WEST UTAH SPECIAL
BASE AND MERIDIAN

N 89°43'49" E 2651.96' BASIS OF BEARING
MONUMENT TO MONUMENT

1146.52' N89°43'49"E 1555.72'

LOT 1
5.15 ACRES
NOT A PROPOSED
BUILDING LOT

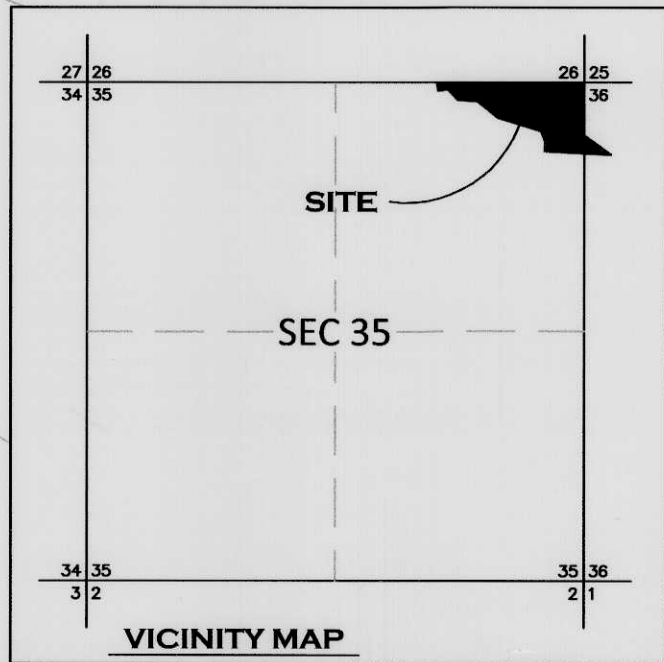
LOT 2
5.15 ACRES
NOT A PROPOSED
BUILDING LOT

LOT 3
5.15 ACRES
NOT A PROPOSED
BUILDING LOT

FOUND REBAR WITH
ALUMINUM CAP FOR THE
NORTHEAST CORNER
SECTION 35 TOWNSHIP 1
SOUTH RANGE 8 WEST
UTAH SPECIAL BASE
AND MERIDIAN

GRAPHIC SCALE
(IN FEET)
1 INCH = 60 FT

N



| LINE TABLE | | |
|------------|--------|---------------|
| LINE | LENGTH | DIRECTION |
| L1 | 3.35' | S03° 00' 00"W |

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 8 WEST, OF THE UTAH SPECIAL BASE AND MERIDIAN; THENCE SOUTH 00°25'14" WEST 550.55' ALONG THE SECTION LINE; THENCE SOUTH 54°06'07" EAST 345.85 FEET; THENCE SOUTH 03°00'00" WEST 3.35 FEET TO THE NORTH LINE OF MOUNT TABBY SPRINGS SUBDIVISION PLAT II; THENCE NORTH 87°02'19" WEST 699.54 FEET ALONG THE NORTH LINE OF THE MOUNT TABBY SPRINGS SUBDIVISION PLAT II & III; THENCE ALONG THE NORTH LINE OF THE MOUNT TABBY SPRINGS SUBDIVISION PLAT VI THE FOLLOWING SEVEN (7) CALLS: NORTH 02°57'20" EAST 100.00 FEET, NORTH 201°5'41" WEST 116.25 FEET, NORTH 72°59'06" WEST 477.35 FEET, NORTH 51°33'11" WEST 283.69 FEET, NORTH 87°19'53" WEST 201.50 FEET, NORTH 42°40'23" WEST 157.20 FEET, SOUTH 80°51'13" WEST 100.00; THENCE NORTH 09°08'47" WEST 80.16 FEET TO THE NORTH SECTION LINE OF SAID SECTION 35; THENCE NORTH 89°43'49" EAST 1555.72 FEET ALONG THE SAID NORTH SECTION LINE TO THE POINT OF BEGINNING.

AREA = 15.46 ACRES

SUBJECT TO AND TOGETHER WITH A 60 FOOT WIDE ACCESS AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 00°25'14" WEST 742.13 FEET AND SOUTH 87°02'19" EAST 281.77 FEET FROM THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN; THENCE NORTH 87°02'19" WEST 50.00 FEET; THENCE NORTH 54°06'07" WEST 303.43 FEET; THENCE NORTH 62°46'53" WEST 749.57 FEET; THENCE NORTH 50°08'28" EAST 65.14 FEET; THENCE SOUTH 62°46'53" EAST 728.75 FEET; THENCE SOUTH 54°06'07" EAST 328.72 FEET; THENCE SOUTH 03°00'00" WEST 39.08 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

BASIS OF BEARING FOR THIS PLAT IS NORTH 89°43'49" EAST 2651.96 FEET FROM THE FOUND REBAR WITH ALUMINUM CAP AT THE NORTH 1/4 CORNER OF SECTION 35, AND THE FOUND REBAR WITH ALUMINUM CAP AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN.

NARRATIVE

I WAS ASKED BY JARED WEST TO PERFORM A SURVEY OF THE SUBJECT PROPERTY AND TO PREPARE A 3 LOT MINOR SUBDIVISION OF THE SUBJECT PROPERTY.

FOR THIS SURVEY THE NORTH LINE WAS ESTABLISHED AS THE SECTION LINE BETWEEN FOUND MONUMENTS FOR THE SECTION CORNERS. A SEARCH PERFORMED FOR MONUMENTS MARKING THE NORTH LINE OF THE MOUNT TABBY SPRINGS SUBDIVISIONS RESULTED IN SEVERAL DIFFERENT TYPES OF MONUMENTS, WITH THE MAJORITY OF THESE BEING OLD GALVANIZED PIPES 18 TO 20 INCHES OUT OF THE GROUND, THE ROADS ALONG THE NORTH SIDE OF THE PLATS WERE ALSO LOCATED. THE LOCATION OF THE MOUNT TABBY SPRINGS PLATS WAS ESTABLISHED BY ALIGNING THE NORTH LINE TO THE FOUND MONUMENTS, IN DOING SO THE MONUMENTS FIT THE PLATS, AND THE ROADS FALL INSIDE THE DEDICATED RIGHT-OF-WAY LINES CREATING THE SOUTH LINE OF THE SUBJECT PROPERTY.

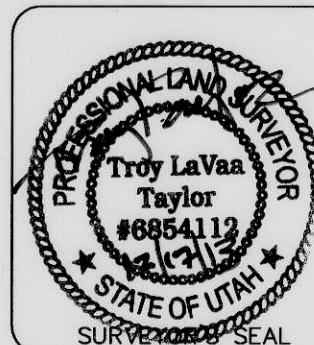
SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

Troy Taylor
TROY TAYLOR
PROFESSIONAL LAND SURVEYOR

Dec. 17, 2013
DATE



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT I THE UNDERSIGNED OWNER OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO THE PARCELS SHOWN, DO HEREBY SET APART THE SAME AS A MINOR SUBDIVISION, AND PLACE THE BOUNDARY LINES OF THE PARCELS AS SHOWN AND DESCRIBED ON THIS PLAT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20__.

FEE OWNER (OR AGENT)

PRINTED NAME

DATE

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THIS ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, THE SIGNER OF THE ABOVE OWNER'S CERTIFICATE, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S CERTIFICATE FREELY AND VOLUNTARILY.

NOTARY PUBLIC

DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE THIS ____ DAY OF _____, 20__.

DUCHESNE COUNTY TREASURER

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON THIS ____ DAY OF _____, 20__.

DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

DUCHESNE COUNTY RECORDER'S CERTIFICATE

STATE OF _____
COUNTY OF _____ } S.S.

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE ____ DAY OF _____, 20__, AT ____ O'CLOCK ____ M., AND IS DULY RECORDED.

FILING NO. _____

COUNTY RECORDER

MOUNT TABBY RANCHES MINOR SUBDIVISION

PROJECT

L13-184
SHEET

1

DRAWN BY: TLT

REVIEWED BY: MPJ

SCALE: 1" = 60'

ISSUE DATE: 12/17/2013

LOCATED IN THE NE 1/4 OF
SECTION 35, & THE NORTH 1/2
OF SECTION 36, TOWNSHIP 1
SOUTH, RANGE 8 WEST, UTAH
SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

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